076.0	0005	0019.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	744,500	/	744,500
USE VALUE:	744,500	/	744,500
ASSESSED:	744,500	/	744,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KATZMAN RACHEL S & SETH A
Owner 2:	
Owner 3:	
Street 1:	64 CROSBY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC CABE ALICE -
Owner 2:	-
Street 1:	64 CROSBY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .166 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Vinyl Exterior and 1944 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7235.000	298,600		445,900	744,500
Total Card	0.166	298,600		445,900	744,500
Total Parcel	0.166	298,600		445,900	744,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.97 /Parcel: 382.97

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 48503

GIS Ref

GIS Ref

Insp Date 10/30/18

!6374!

PREVIOUS ASSESSMENT

Parcel ID 076.0-0005-0019.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	298,600	0	7,235.	445,900	744,500		Year end	12/23/2021
2021	101	FV	288,500	0	7,235.	445,900	734,400		Year End Roll	12/10/2020
2020	101	FV	288,600	0	7,235.	445,900	734,500	734,500	Year End Roll	12/18/2019
2019	101	FV	233,400	0	7,235.	414,100	647,500	647,500	Year End Roll	1/3/2019
2018	101	FV	233,400	0	7,235.	414,100	647,500	647,500	Year End Roll	12/20/2017
2017	101	FV	233,400	0	7,235.	363,100	596,500	596,500	Year End Roll	1/3/2017
2016	101	FV	233,400	0	7,235.	331,300	564,700	564,700	Year End	1/4/2016
2015	101	FV	219,300	0	7,235.	293,000	512,300	512,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:48:24

LAST REV

Date	Time
07/23/19	09:55:24
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6374

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC CABE ALICE,	58587-542		2/29/2012	Estate/Div	447,500	No	No		
MC CABE ALICE V	44901-251		3/30/2005	Family		No	No		
	8843-54		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	48503
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS&NOTICE	CC	Chris C
5/29/2012	MLS	EMK	Ellen K
12/12/2008	Meas/Inspect	189	PATRIOT
10/13/1999	Meas/Inspect	266	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7235		Sq. Ft.	Site		0	70.	0.88	12									445,934						445,900	

Total AC/HA:	0.16609	Total SF/SM:	7235	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	445,934	Spl Credit		Total:	445,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34444439
Const Adj.:	0.99000001
Adj $ / SQ:	146.410
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	366825
Depreciation:	68229
Depreciated Total:	298595

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

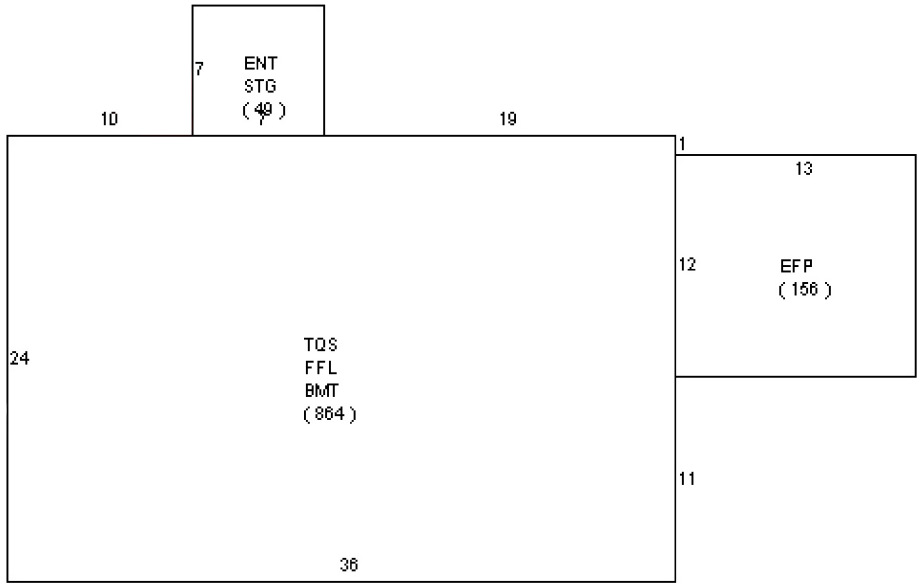
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.41
Special Features:	0	Val/Su Net:	113.54
Final Total:	298600	Val/Su SzAd	197.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	58.200	50,283
FFL	First Floor	864	146.410	126,498
TQS	3/4 Story	648	146.410	94,874
EFP	Enclos Porch	156	44.230	6,900
ENT	ENTRY	49	26.140	1,281
STG	Storage	49	9.980	489

Net Sketched Area:	2,630			Total:	280,325
Size Ad	1512	Gross Area	2846	FinArea	1944

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0005-0019.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: